



## **ACTON PLANNING BOARD**

### **Minutes of Meeting December 15, 2015 Acton Town Hall Room 204**

Planning Board members attending: Jeff Clymer (Chair), Ray Yacouby, Derrick Chin, and Michael Dube. Also present: Kristen Guichard and Robert Hummel, Assistant Town Planners.

Mr. Clymer opened the meeting at 7:34 pm.

#### **I. Citizen Concerns**

Carolyn Kiely, of 11 Parkland Lane spoke about her concerns with the Nagog Water Treatment Facility Site Plan and Use Special Permit, which is on the Board of Selectmen's agenda for January 25, 2016.

#### **II. Reports**

##### **Site Plan Special Permit Study Committee**

Mr. Chin reported that the Committee conducted research on other towns' site plan special permitting processes and their associated permit granting authorities and discussed the proposed Kelley's Corner. .

##### **EDC**

Mr. Chin reported on the recent EDC meeting with the AES Company.

##### **Water Rep**

Mr. Chin shared a summary of the last meeting.

##### **CPC**

Mr. Clymer stated that the CPC is in the middle of project presentations and the review process. Their next meeting is this Thursday.

##### **WRAC**

Mr. Clymer reported that the Committee is looking at ways to implement the Storm Water Bylaw which was recently approved at Town Meeting.

##### **CPC Study committee**

Mr. Yacouby reported that the Committee is looking at fiscal impacts and benefits of a potential CPA tax increase.

##### **40B Conference**

Mr. Yacouby attended a conference about 40B in June. He will share materials he received at the conference.

##### **DRB**

Mr. Dube stated the DRB recently reviewed and provided comments for the 110 Grill and Nagog Water Treatment Facility Site Plan and Use Special Permit projects.

#### **III. Consent Agenda**

The minutes of September 1, 2015 were approved as amended.

#### **IV. Potential Zoning Amendments and Subdivision Rules and Regulation Changes**

Ms. Guichard and Mr. Hummel gave an overview of recommended Zoning and Subdivision Rules and Regulations amendments for: the KC Zoning District, creation of a new KC Overlay District, Single Family Dwellings with One Apartment, Definition of Family, as well as changes to address new State Fire Code regulations. Ms. Guichard reported the KC Improvement Initiative Forum will be held on February 4, 2016.

The Planning Board voted to bring all recommended Zoning Amendments and Subdivision Rules and Regulations amendments to a public hearing. Mr. Chin moved to approve that request. Mr. Dube seconded, all in favor.

**V. Peter Conant to Discuss a 12 Unit Affordable Housing Development**

Mr. Conant gave a presentation to the Board about his proposed affordable housing development at 12 Powder Road. Mr. Conant stated he will schedule a meeting with the Land Use Departments to review the plans.

**VI. Other Business**

1. Mr. Hummel told that a sign special permit application was received and will be scheduled in February.
2. Mr. Clymer discussed some zoning issues that have seen around town. Ms. Guichard suggested Board members ask residents to put their complaints in writing to the Planning Department.

The meeting was adjourned at 8:48 pm.

Respectfully Submitted,  
Robert Hummel  
Assistant Town Planner